

Maidencreek Township Authority
February 20, 2025

Attending Board Members: Jack May, Jim Nothwehr, Tom Evanosky, Roger Sensenig, Dawn Geschwindt

Also Attending: Ty Leinneweber of SDE, Colin Macfarlane of Kozloff Stoudt, Diane Hollenbach of Maidencreek Township, Nicolas Volk, Debbie Kline, Tania Beerman of the Maidencreek Township Authority.

Guests: Paul Mack of Campbell, Rappold & Yurasits, LLP

Jack May called the February 20, 2025 meeting of the Maidencreek Township Authority (MTA) to order at 11:01 a.m. at the Maidencreek Township Municipal Building.

PUBLIC COMMENT – None.

Audit for Year Ending 9-30-2024

Paul Mack of Campbell, Rappold & Yurasits, LLP (CRY) presented the financial audit and communication letter for approval for the fiscal year ending 09-30-2024. Mr. Mack stated the financial statements appeared to be in good standing. The staff was cooperative and helpful and there were no significant findings to report. Mr. Mack provided a detailed review of the financials, and all questions from the Board were answered.

A motion was made by Jim Nothwehr to approve the financial statement and communication letter for the audit for fiscal year end 09/30/2024 as presented. The motion was seconded by Dawn Geschwindt and hearing no questions on the motion, it passed unanimously.

PLAN REVIEW

Crossing at Maidencreek

Ty Leinneweber of SDE Engineering has not received any revised plans and has nothing new to report.

Wolfson Group

Colin Macfarlane of Kozloff Stoudt confirmed his office received signed copies of the Final Agreements. Mr. Becker and his staff will review them once he has returned from his vacation. Nicolas Volk has received several submissions from Wolfson Group and will move forward in executing the Final Agreements with assistance/approval from Kozloff Stoudt.

APPROVE MINUTES

A motion was made by Jim Nothwehr to waive the reading of the minutes and approve the January 16, 2025 regular monthly meeting minutes and Reorganization minutes as presented. The motion was seconded by Roger Sensenig and hearing no questions on the motion, it passed unanimously.

NEW BUSINESS

Phillips' Farm Water Treatment Facility Construction Project

A motion was made by Dawn Geschwindt to authorize Requisition No. 20, Payment Application No. 10, to the General Contractor, Blooming Glen Contractors, in the amount of \$126,327.07. The motion was seconded by Tom Evanosky and hearing no questions on the motion, the motion was passed unanimously. After Payment Application No. 10, the balance to finish will be \$1,576,588.18.

A motion was made by Tom Evanosky to authorize Requisition No. 21, Payment Application No. 5, to the Electrical Contractor, Garden Spot Electric, in the amount of \$10,755.00. The motion was seconded by Jim Nothwehr and hearing no questions on the motion, the motion was passed unanimously. After Payment Application No. 5, the balance to finish will be \$490,662.24.

A motion was made by Roger Sensenig to authorize Requisition No. 22, Payment Application No. 3, to the Mechanical Contractor, Rogers Mechanical Company, in the amount of \$12,744.00. The motion was seconded by Jim Nothwehr and hearing no questions on the motion, the motion was passed unanimously. After Payment Application No. 3, the balance to finish will be \$171,328.00.

Maidencreek Apartments

Nicolas Volk drafted a letter to Metropolitan Services Group (Met Management) on issues of breaching terms of a signed letter by them dated September of 2020. Nicolas Volk stated Met Management previously agreed to install sump pumps in all the meter pits to avoid any flooding. Met Management also previously agreed to visually inspect the meter pits monthly to ensure there is no safety concerns for our operators reading the meters or doing repairs. Met Management is not maintaining the meter pits outlined in the letter causing MTA to replace meters, MXU's and wiring at a higher frequency than what is attributed to normal wear. Nicolas Volk reported operators will begin keeping safety harnesses, tripods and ladders in their trucks in the event they need to go into any confined area. The Authority will give Met Management until April 30, 2025 to fix all their deficiencies and continue to follow the terms of the original letter.

A motion was made by Jim Nothwehr to approve submission of the draft letter to Metropolitan Services Group. The motion was seconded by Tom Evanosky and hearing no questions on the motion, the motion was passed unanimously.

New Office Building

Nicolas Volk and several Board Members met with Diane Hollenbach, Manager of the Township, to discuss construction of a new office building at the Well 6 & 7 site instead of renovating the current township building. Tom Unger of SDE prepared a cost estimate for the architectural design of the new building and estimated the engineering costs to be in the range of \$206,000.00 to \$263,800.00. The Township and Authority would contribute 50/50 in the construction of a new

Maidencreek Township Authority
February 20, 2025

office building. Nicolas Volk received verbal confirmation from the Township that it is their intention to proceed with the engineering design of the new office building.

A motion was made by Jim Nothwehr to allocate \$50,000.00 to assist the Township with the engineering and design of a new office building contingent that Systems Design Engineering is retained as the representative for the Township for the design work at the Well 6 & 7 site. The motion was seconded by Roger Sensenig and hearing no questions on the motion, the motion was passed unanimously.

July 2023 Flood Damage

Ty Leinneuber confirmed from FEMA a grant was not awarded to MTA for Phase 2 of the Berm Elevation Modifications Project. Nicolas Volk updated the Board that per SDE's cost estimate, the costs to proceed with Phase 2 is \$40,500.00 for the permitting and preparation of the project drawings and bid documents.

A motion was made by Jim Nothwehr to authorize SDE to proceed with the permitting and preparation of the project drawings and bid documents for Phase 2 of the Dike Modifications Project at a cost not to exceed \$40,500.00. The motion was seconded by Dawn Geschwindt and hearing no questions on the motion, the motion was passed unanimously.

Leak Reduction Request

Emory Wehr, Jr., 40 Blandon Avenue, Blandon

A motion was made by Roger Sensenig to authorize a one-time leak reduction per MTA policy for Emory Wehr, Jr., 40 Blandon Avenue, Blandon. The motion was seconded by Tom Evanosky and hearing no questions on the motion, it passed unanimously.

UNFINISHED BUSINESS – None.

UPDATES

Phillips' Farm Water Treatment Facility Project

Ty Leinneuber reported work completion on truss installation on Treatment Building, plywood on trusses and curb installation for roof. The contractors began to work on the interior masonry walls. SDE continues to attend bi-weekly meetings with the contractors for updates. Ty Leinneuber reported the project is scheduled to be completed by the end of July.

Ontelaunee Township Easement

No update.

Reservoir Spillway

Ty Leinneuber reported no updates from DEP for the clearances for bog turtles. Ty Leinneuber will submit the hydraulic analysis to DEP once he receives the clearance letter.

Updates from General Manager

Nicolas Volk updated the Board on the following:

Maidencreek Township Authority
February 20, 2025

- Nicolas Volk confirmed MTA's participation in the fluoride survey with the PA Coalition of Oral Health.
- Nicolas Volk is working with Diane Hollenbach at the Township to develop a Source Water Protection Ordinance for the Authority's wellhead protection areas.
- Nicolas Volk submitted required reports through DEP and DRBC for the Authority's water system. The Authority's contractor will perform scans of the system in the spring once the freezing and thawing period is over to investigate leaks in the system.
- Nicolas Volk is working on the DRBC Water Withdrawal Permit Amendment Application with SDE. Nicolas Volk reported Greg Unger has almost completed the application. Once the application is completed, it will be sent to DRBC to have the Authority's docket amended to include the interconnection with Muhlenberg. Nicolas Volk anticipates SDE will submit the application next month.
- Nicolas Volk will continue to monitor the monthly cost of electric supply in order to determine the optimal time to solicit bids for electric supply.

SOLICITOR'S REPORT

None.

ENGINEER'S REPORT

SDE submitted a written report.

AUTHORITY REPORT

Mr. Volk had nothing further to add.

PAYMENT OF BILLS

A motion was made by Roger Sensenig to accept the Treasurer's Report and authorize the following payments as presented: Routine/Regular Bill List - \$204,626.48, Construction in Progress - \$33,602.09, Reimbursable Expenses Paid by Developer - \$509.08, CIP Account Transfer from Operator Acct - \$33,000.00, Payroll Account Transfer from Operator Acct - \$50,000.00, Developer Review from Operator Acct. - \$3,000.00, Emergency Account Transfer from Operator Acct - \$15,000.00, Petty Cash Transfer from Operator Acct. - \$0.00, Operator Account Transfer from Money Market Acct - \$125,000.00, Validate Checks Signed Between Meetings - \$11,141.87, Special Checks Requiring Special Handling - \$34,799.47. Additional Checks after Board Book Delivery - \$22,616.09 for a total amount of \$307,295.08. Tom Evanosky seconded the motion and hearing no questions on the motion, it passed unanimously.

PROFESSIONAL STAFF REIMBURSABLE EXPENSES:

A motion was made by Jim Nothwehr to approve Professional Staff Reimbursable Expenses for SDE Invoice #122318 in the amount of \$363.63. The motion was seconded by Roger Sensenig and hearing no questions on the motion, it passed unanimously.

A motion was made by Dawn Geschwindt to approve Professional Staff Reimbursable Expenses for SDE Invoice #122319 in the amount of \$145.45. The motion was seconded by Tom Evanosky and hearing no questions on the motion, it passed unanimously.

Maidencreek Township Authority
February 20, 2025

A motion was made by Roger Sensenig to approve Professional Staff Reimbursable Expenses for Kozloff Stoudt Invoice #202204-081 in the amount of \$12,161.00. The motion was seconded by Jim Nothwehr and hearing no questions on the motion, it passed unanimously.

A motion was made by Dawn Geschwindt to approve Professional Staff Reimbursable Expenses for Kozloff Stoudt Invoice #202204-086 in the amount of \$751.00. The motion was seconded by Tom Evanosky and hearing no questions on the motion, it passed unanimously

Executive Session – The MTA Board went into executive session at 12:40 to 1:03 and again at 1:06 to 1:35 p.m. No action was taken.

A motion was made by Tom Evanosky and seconded by Dawn Geschwindt to adjourn the meeting at 1:35 p.m.

Respectfully Submitted,

Tania Beerman

Tania Beerman
Recording Secretary

Minutes are subject to change prior to approval of the Maidencreek Township Authority.